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Doc#: 2030044060 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/26/2020 05:32 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20200901693663
ST/CO Stamp 0-701-266-400 ST Tax \$195.00 CO Tax \$97.50
City Stamp 0-967-686-624 City Tax: \$2,047.50

Prepared By:
Law Offices of Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

CT 2066000316 APR 1/2 KSLRM
THE GRANTOR, JVA TWO, LLC, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTIE LAKYSHA L. PERKINS, *a single person*

- in FEE SIMPLE
 in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
 in TENANTS IN COMMON, or
 in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 7940 Woods Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 20-30-418-002-0000

Address of Real Estate: 7607 South Paulina Street, Chicago, IL 60620

Dated this 10th day of September, 2020

GRANTOR:



JVA TWO, LLC
By: Anargyros Gianakakos, Authorized Signatory

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anargyros Gianakakos, authorized signatory for JVA TWO, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10th day of September, 2020

Notary Public



Mail To:
Francis Michael Fanella, Esq.
1771 Bloomingdale Rd.
Glendale Heights, IL 60139

Name and Address of Taxpayer:
Lakysa L. Perkins
7607 South Pealina Street
Chicago, IL 60620

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EXHIBIT 'A'
Legal Description

Lot 38 in Block 17 in Englefield, being a Subdivision in the Southeast 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office